

Laud Mews, Ipswich, Suffolk

£325,000

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GRACE ESTATE AGENTS are delighted to present this spacious four-bedroom detached house, ideally situated in a quiet cul-de-sac, close to a range of local amenities and offering convenient access to and from the town centre.

The property offers well-proportioned accommodation throughout, comprising two reception rooms, including a comfortable living room and separate dining room, along with a modern fitted kitchen featuring an integrated oven and a convenient downstairs cloakroom.

Upstairs, there are four spacious bedrooms, including two generous double bedrooms, with the principal bedroom benefiting from an en-suite shower room, as well as two large single bedrooms. A family bathroom, complete with both a bath and separate shower, completes the first-floor accommodation.

Externally, the property benefits from a spacious rear garden with side access. To the front, there is ample off-road parking provided by a large driveway, in addition to a garage.

An ideal family home, offering generous living space, excellent parking and a peaceful yet convenient location.



- **Four Bedroom, Detached Family Home**
- **Cul-De-Sac Location**
- **Large Living Areas and Bedrooms**
- **Two Reception Rooms and Cloakroom**
- **Kitchen with Integrated Oven**
- **En-Suite to Master Bedroom**
- **Family Bathroom with Bath and Shower**
- **Detached Garage**
- **Ample Parking and Driveway**

PROPERTY:

A well proportioned four bedroom two reception detached house nestled in this IP3 cul de sac location. This spacious home benefits form most modern features to include ground floor cloakroom, 20'11 living room, separate dining room, good sized fitted kitchen, en-suite to bedroom 1, and ample parking with detached garage to name a few. The accommodation comprises:- entrance hall, living room, dining room and kitchen. The first floor leads off the landing with four bedrooms (bedroom 1 with en-suite) and a family bathroom. Outside there is ample parking with access to a detached garage. The rear garden is safely enclosed .

Council Tax D:
Ipswich Borough Council







LOCATION:
The property is located on the South-east side of the town providing excellent access to a range of local shops, amenities and the A12/A14 trunk roads.

ENTRANCE HALL:
9'7 x 4'11 (2.92m x 1.50m)
Coved and smooth ceiling and staircase to first floor landing.

CLOAKROOM:
5'4 x 3'8 (1.63m x 1.12m)
Coved and smooth ceiling, double glazed frosted window to front elevation, radiator, pedestal wash hand basin, low level WC and tiled splash backs.

LIVING ROOM:
20'11 x 11'4 (6.38m x 3.45m)
Coved and smooth ceiling, double window to front elevation, double glazed patio doors to rear elevation, radiator and fire surround.

DINING ROOM:
10'9 x 10'4 (3.28m x 3.15m)
Coved and smooth ceiling, double glazed window to front elevation, storage cupboard under stairs and radiator.

KITCHEN:
13'9 x 9'7 (4.19m x 2.92m)
Coved and smooth ceiling, double glazed window to rear elevation, double glazed door to rear garden, one and a quarter bowl inset sink unit with cupboards under, a range of floor stand cupboards drawers and units with adjacent work tops, wall mounted matching cupboards, stainless steel filter hood over four ring ceramic hob, with electric oven, space for washing machine, wall mounted gas fired boiler and tiled floor.

LANDING:
Coved and smooth ceiling, and access to loft space.

BEDROOM 1:
11'8 x11'6 (3.56m x3.51m)
Coved and smooth ceiling, double glazed window to front elevation and radiator.



















EN-SUITE:
7'11 x 5'4 (2.41m x 1.63m)
Coved and smooth ceiling, extractor fan, recessed lighting, double glazed frosted window to front elevation, radiator, pedestal wash hand basin, low level WC, shaver socket, shower cubicle with tiled splashbacks and screen door. Tiled walls.

BEDROOM 2:
10'6 x 9'10 (3.20m x 3.00m)
Coved and smooth ceiling, double glazed window to front elevation, radiator and built in airing cupboard.

BEDROOM 3:
10'11 x 7'3 (3.33m x 2.21m)
Coved and smooth ceiling, double glazed window to rear elevation, and radiator.

BEDROOM 4:
9'1 x 8'4 (2.77m x 2.54m)
Coved and smooth ceiling, double glazed window to rear elevation and radiator.

BATHROOM:
9'7 x 5'7 (2.92m x 1.70m)
Coved and smooth ceiling, double glazed frosted window to rear elevation, recessed lighting, pedestal wash hand basin, low level WC, panel bath with hand grips and shower spray, shower cubicle with shower unit, screen door and tiled splash backs.

FRONT GARDEN:
Open plan front garden with small lawned area , block paved driveway to side giving ample parking and access to garage and gate to rear garden.

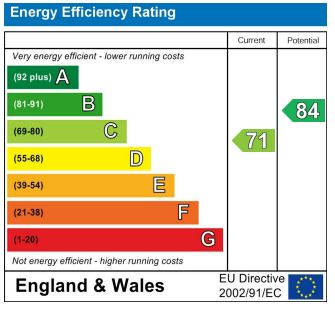
REAR GARDEN:
29'0 x 29'0 (8.84m x 8.84m)
Paved patio, laid mainly to lawn, fenced and door to garage.

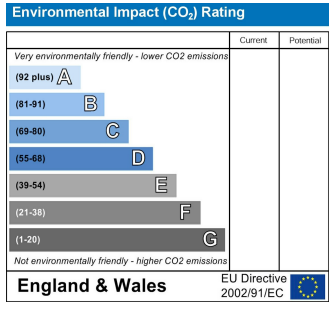
GARAGE:
17'11 x 8'0 (5.46m x 2.44m)
Up and over door, personal door to side and eaves storage.


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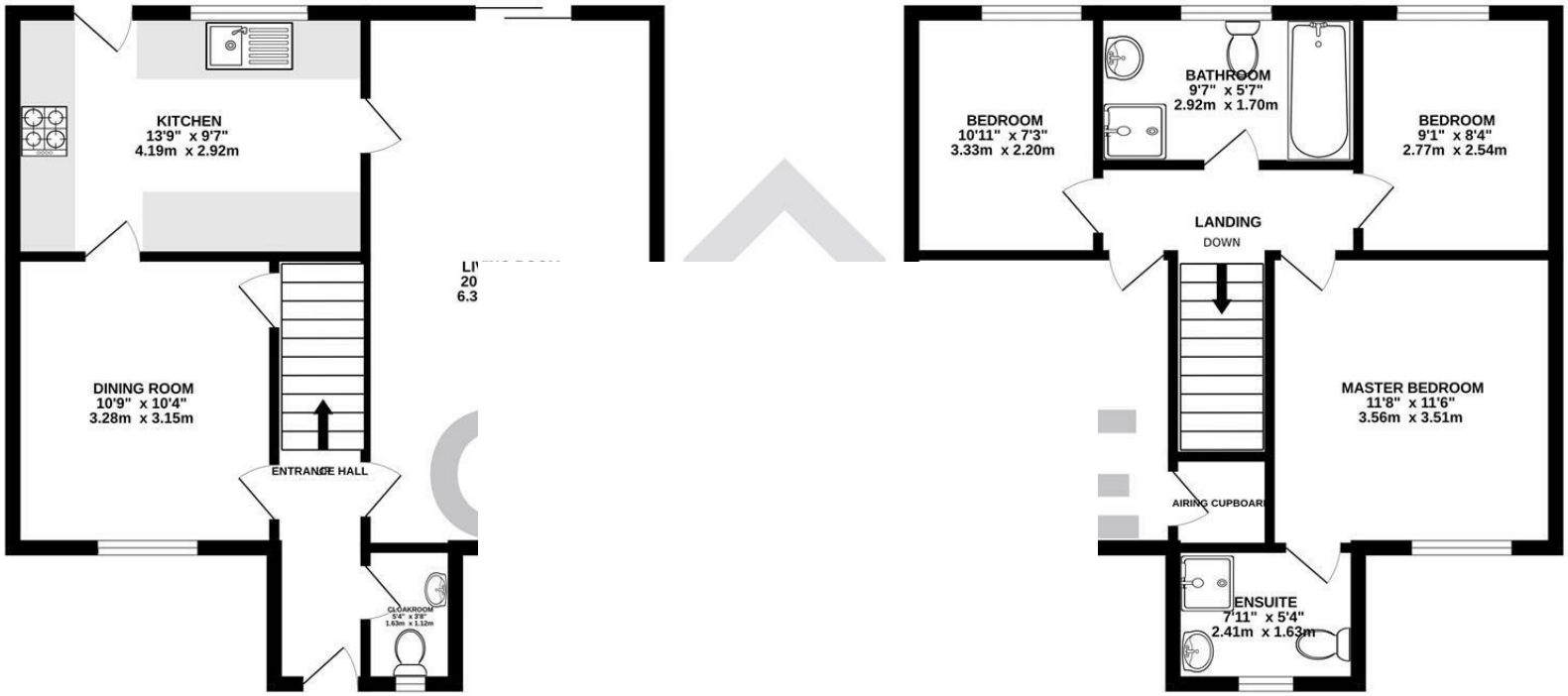

Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
71
84
England & Wales
EU Directive 2002/91/EC


Environmental Impact (CO_2) Rating
Current
Potential
Very environmentally friendly - lower CO2 emissions
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not environmentally friendly - higher CO2 emissions
England & Wales
EU Directive 2002/91/EC


Foxhall Rd
Felixstowe Rd
Holywells Park
Bixley Rd
Ipswich Transport Museum
Landseer Rd
MAIDENHALL
Landseer Rd
Warren Heath
GAINSBOROUGH
RAVENSWOOD
Google
Map data ©2026 Google

GROUND FLOOR
551 sq.ft. (51.2 sq.m.) approx.

1ST FLOOR
552 sq.ft. (51.3 sq.m.) approx.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Viewing

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